

# 21/88 Station Street, Mullumbimby

## Frequently Asked Questions

What is the price guide?	\$750,000
Bed   Bath   Car	2   1   2
Method of sale	Private Treaty
What is the land size?	125m <sup>2</sup>
What is the internal and external size?	57m <sup>2</sup> internal   125m <sup>2</sup> external
Why are the owners selling?	Relocating
Is the furniture included?	Refer to contract
When was the property built?	2021
When was the property purchased?	2025
What is the zoning?	MUI: Mixed Use
What is the aspect of the property?	N/E
Permanent Rental estimate? Holiday Rental?	\$650 - \$700 per week approx
Is the property tenanted/Owner occupied?	Owner occupied
What are the Council rates?	\$3,368 per year approx
What are the Strata rates?	\$2,180 per year approx
How many properties are in the complex/strata title?	25 in total
Are there car spaces included in the title?	Yes, two
Are there any easements on the land?	Refer to contract of sale
What type of hot water system? Location?	Solar hot water system
Is the cooktop gas, electric or induction?	Electric
Is a solar system installed? what does it operate?	Yes, Hot water
Type of internet connection?	NBN fibre
Is there air conditioning?	Yes
Is there a Building & Pest inspection Report?	Can be arranged
Is there anything that is not council approved?	No
Has the property ever been flooded?	No